

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL R-1
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Pearlie B. Manassa has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel R-1 in the South End urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Pearlie B. Manassa be and hereby is tentatively designated as Redeveloper of Disposition Parcel R-1 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety days (90) of the form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

March 11, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT T. KENNEY, DIRECTOR
SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER PARCEL R-1

SUMMARY: This memorandum requests that the Authority tentatively designate Pearlle B. Manassa, as the Redeveloper of Parcel R-1 in the South End Urban Renewal Area

Parcel R-1 is located at 294-296 Columbus Avenue in the South End Urban Renewal Area and contains some 4098 square feet.

Ms. Pearlle B. Manassa of 32 Howland Street, Dorchester has submitted a proposal for the rehabilitation of Parcel R-1 in accordance with Authority Standards, guidelines and the South End Urban Renewal Plan.

Ms. Manassa's proposal further calls for three dwelling units, one of which will be used for owner occupancy, in the upper floors. The lower floor will be used for commercial purposes by Ms Manassa who will move her keypunch service business from Roxbury to this site in order to attract a wider range of employees.

It is appropriate at this time to tentatively designate Ms. Pearlle B. Manassa as Redeveloper of Parcel R-1 so that formal processing of plans and financing arrangements may be initiated. Ms. Manassa's submission indicates sufficient ability to act as the Redeveloper of Parcel R-1.

I therefore recommend that the Authority tentatively designate Ms. Pearlle B. Manassa as Redeveloper of Parcel R-1 in the South End Urban Renewal Area.

An appropriate Resolution is attached.

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel R-1 by negotiation is the appropriate method making the land available for redevelopment.

3. That it is hereby found that Pearlie B. Manassa possesses, the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004)



294-296 Columbus Ave.

BUCKINGHAM

PARKING

STANHOPE PLACE

ALBANY STREET

STREET

MORGAN ST

AVENUE

ST CHARLES STREET

CAZENOVES STREET

STREET

RR-1

P-2

RD-14

RD-1

RD-12

RD-11

RD-13

RD-10

RD-9

RD-8

Y W C A RESIDENCE CLUB

ANIMAL RESCUE LEAGUE

MORGAN MEMORIAL

NATIONAL PARKING GARAGE

NY NH B M RR BACK STATION